



COLCHESTER ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5DD  
£215,000 (Asking Price)

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this detached bungalow situated within close proximity to Holland on Sea's shopping facilities and bus stops.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East for some distance where it converts into Kings Parade, follow the seafront road for some distance, turning left at the Kingscliff Hotel into Kings Avenue. Follow Kings Avenue and upon reaching the junction, proceed across into Windermere Road passing Blake & Thickbroom's office on the left hand side. Take the first turning right into Colchester Road and the property is located on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* 12' x 12' LOUNGE \*

\* 11'9 x 7'9 KITCHEN \* SHOWER ROOM \*

\* ELECTRIC HEATING \* DOUBLE GLAZED WINDOWS \*

\* APPROX 50' REAR GARDEN \*

\* CLOSE PROXIMITY TO HOLLAND ON SEA'S SHOPPING FACILITIES \*

\* SOLE AGENTS \*

**ENTRANCE HALL:**

UPVC double glazed side entrance door into entrance hall. Storage heater. Window to side. Access to:

**KITCHEN:** 11'9 (3.58m) x 7'9 (2.36m)

Fitted with a range of laminated work surfaces with inset one and a half bowl sink unit with cupboards, drawers and storage space under, range of matching eye level cupboards, concealed airing cupboard, built in electric hob and double oven. Double glazed window to side. Wall mounted panelled heater (not tested). Door to:

**BEDROOM ONE:** 13'4 (4.06m) x 11'9 (3.58m)

Currently used as reception room. Storage heater. Double glazed bay window to front.

**LOUNGE:** 12'0 (3.66m) x 12'0 (3.66m)

Storage heater. Sliding patio doors overlooking rear garden.

**BEDROOM TWO:** 8'10 (2.69m) x 8'8 (2.64m)

Double glazed window to side.

**SHOWER ROOM:**

Suite comprising of pedestal wash basin, low level WC, shower cubicle. Partially tiled walls. Double glazed window to side.

**OUTSIDE:**

Paved frontage retained by dwarf brick wall, pedestrian access down the side of the property to the rear garden. The rear garden is approximately 50' in length, laid to lawn with paved areas to either side, additional paved patio area adjacent to the rear of the property. The garden is retained by timber panelled fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold.

Council Tax Band B

EPC Rating E

Services Connected.

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone & Broadband coverage - Yes. Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

Non standard property features to note - No .







